

BOARD OF APPEAL REFERRALS

July 27, 1978

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MEMORANDUM

July 27, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Kane Simonian, Secretary  
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/25/78

Z-4188-4189  
New England Deaconess Hospital  
25 Deaconess Road and 185 Pilgrim Road  
Boston

Hospital complex

District(s): apartment H-2 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect pedestrian walkway across street.

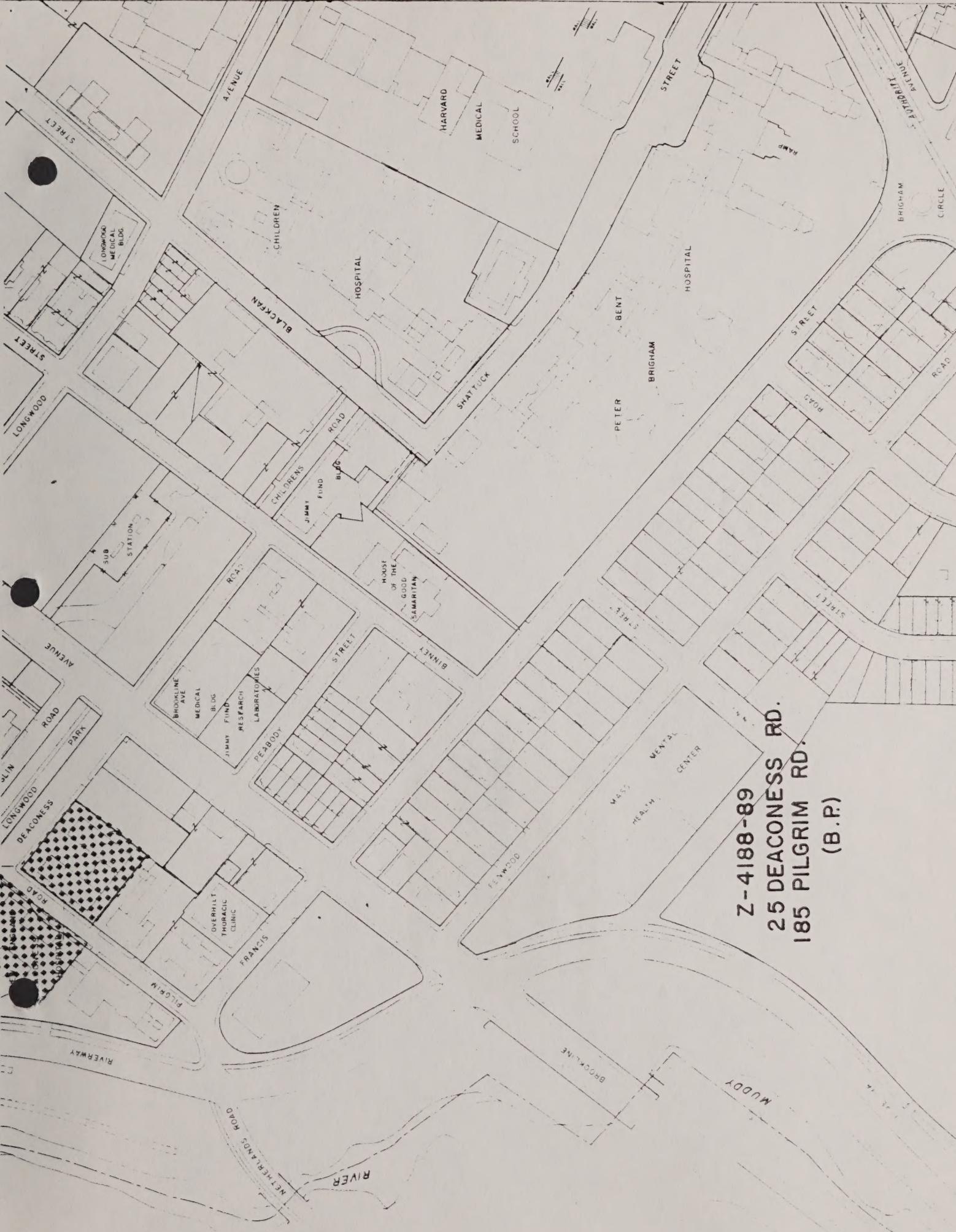
Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
18-1. Front yard is insufficient.	20 ft.	0

Proposal will connect nurses' home at third floor with hospital at fourth floor and permit hospital improvement program. Yard violation is technical. Recommend approval with proviso.

VOTED: In reference to Petitions Z-4188-4189, brought by New England Deaconess Hospital, 25 Deaconess Road, Boston, for a variance to erect a pedestrian walkway across street in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans (The Architects Collaborative 7/13/78) are submitted to the Authority for design review.

Z-4188-89  
25 DEACONESS RD.  
185 PILGRIM RD.  
(B.P.)



Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4191

King Liu Realty, Inc.  
903-905 Boylston Street, Boston  
near Hereford Street

Two-story structure

District(s): apartment \_\_\_\_\_ general business B-10-155 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy to restaurant providing fast food service  
and dining on premises.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Sale over the counter of on-premises-prepared food or drink for off-premises consumption, or for on-premises consumption if, as so sold, such food or drink is ready for take-out, is conditional in a B-10-155 district.		
8-7. A restaurant is conditional in a B-10-155 district.		

Structure was formerly occupied by "Pru Cinema". Petitioner has reviewed proposal to operate a Chinese restaurant with neighborhood association and Little City Hall. No objections. Recommend approval.

VOTED: In reference to Petition Z-4191, brought by King Liu Realty, Inc., 903-905 Boylston Street, Boston, for two conditional uses for a change of occupancy to restaurant providing fast food service and on-premises dining in a general business (B-10-155) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with commercial area. Neighborhood association and Little City Hall have no objection.

Z-4191  
903-9Q5 BOYLSTON ST.  
WING

(B.P.)

Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4195

Mass. Electric Construction Co., Inc.  
15-19 McDonald Avenue, Allston  
near Everett Street

Three 1½-story structures

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing M-1

Purpose: to erect one-story warehouse-office structure.

Violation(s):

Section

Required

Proposed

18-1. Front yard is insufficient.

20 ft.

14 ft.

Facility will replace two of the existing electrical contracting structures.  
Yard deficiency is minimal. No opposition. Recommend approval.

VOTED: In reference to Petition Z-4195, brought by  
Mass. Electric Construction Co., Inc., for  
a variance to erect a one-story warehouse-  
office structure in a manufacturing (M-1)  
district, the Boston Redevelopment Authority  
recommends approval. Yard deficiency is  
minimal. No opposition.

INSTITUTE OF  
CONTEMPORARY

PARKING

WILLIAM E. SMITH

## PLAYGROUND

Z-4195

15-19 McDONALD AVE.  
ALLSTON



Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4196

Trustee of Lily Trust  
3 Lamson Street, East Boston  
near Webster Street

Four-story masonry structure

District(s): apartment H-1 general business \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ industrial \_\_\_\_\_  
single family \_\_\_\_\_ waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: to legalize shed dormer.

Violation(s):

Section

Required

Proposed

15-1. Floor area ratio is excessive.

Petitioner received building permit in May 1977 to erect full shed dormer on roof of four-family structure and subsequently exceeded terms by increasing size. Structure is excessive, inconsistent with surrounding properties, and should conform to terms of original permit. Recommend denial.

VOTED: In reference to Petition Z-4196, brought by Trustee of Lily Trust, 3 Lamson Street, East Boston, for a variance to legalize shed dormer in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Structure is excessive, inconsistent with surrounding properties, and should conform to terms of original permit.

Z-4196

~~3 LAMSON ST.  
(E.B.)~~



Board of Appeal Referrals 7/20/78

Hearing: 8/15/78

Z-4197

David Pallian, Holly Morse, Sharen Bowden,  
Elizabeth Egan  
96-100 South Street, Boston  
near East Street

Five-story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing M-8

Purpose: to change occupancy to four artists' dwelling units-studios,  
offices, warehouse, light manufacturing, sales.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Dwelling units are conditional in an M-8  
district.

In December, the Board of Appeal with Authority concurrence approved conversion of floors three, four, and five. Petitioner inadvertently omitted the second floor. Current proposal will remedy condition.  
Recommend approval with proviso.

VOTED: In reference to Petition Z-4197, brought by David Pallian, Holly Morse, Sharen Bowden, and Elizabeth Egan, 96-100 South Street, Boston, for a conditional use for a change of occupancy to four artists' dwelling units-studios, offices, warehouse, light manufacturing, and sales in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided petitioner complies with provisos indicated in Board of Appeal decision BZC 3966.



Hearing: 8/15/78

Z-4198

John J. Mahoney

77 West Brookline Street, Boston

near Shawmut Avenue

3½-story structure

District(s): apartment H-2 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from one-family dwelling to three apartments.

Violation(s):

Section

Required

Proposed

8-7. Any dwelling converted for more families which meets at least one half the requirement for open space is conditional in an H-2 district.

17-1. Open space is insufficient.

150 sf

82 sf

Proposal is consistent with abutting properties. No objections.  
Recommend approval.

VOTED: In reference to Petition Z-4198, brought by John J. Mahoney, 77 West Brookline Street, Boston, for a conditional use and a variance for a change of occupancy from one-family dwelling to three apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with abutting properties.

Z-418

77 WEST BROOKLINE  
(B.R.)  
UNION



Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4201

William A. and Carol S. Ferranti  
12 Cordis Street, Charlestown  
near Warren Street

Three-story masonry structure

District(s): apartment H-1 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from three- to four-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an H-1 district.		
14-2. Lot area is insufficient.	8,000 sf	3,372 sf

Proposed change is contrary to the single-, two-, and three-family character of the neighborhood and would aggravate a growing parking problem. Recommend denial.

VOTED: In reference to Petition Z-4201, brought by William A. and Carol S. Ferranti, 12 Cordis Street, Charlestown, for a forbidden use for a variance for a change of occupancy from a three- to a four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed change is contrary to the single-, two- and three-family character of the neighborhood and would aggravate a growing parking problem.

Z-4201

12 CORDIS ST.  
(CHSN.)



Board of Appeal Referrals 7/20/78

Hearing: 8/15/78

Z-4203

Paul J. Saunders Post #383  
456 West Fourth Street and  
119-123 Dorchester Street, South Boston

Two-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-1 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from firehouse (Boston Fire Department)  
to American Legion Post.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. A private club is conditional in an L-1  
district.

Facility would provide space for club activities, youth-oriented programs,  
and elderly rest area. Community groups favor proposal. Recommend  
approval.

VOTED: In reference to Petition Z-4203, brought by  
Paul J. Saunders Post #383, 456 West Fourth  
Street and 119-123 Dorchester Street, South  
Boston, for a conditional use for a change  
of occupancy from firehouse to American  
Legion Post in a local business (L-1) dis-  
trict, the Boston Redevelopment Authority  
recommends approval. Facility will provide  
youth-oriented programs and elderly rest  
area. Community groups favor proposal.

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7-14203  
456 WEST FOURTH ST.  
19-123 PORCHESTER ST.  
(S.B.)

Board of Appeal Referrals 7/20/78

Hearing: 8/1/78

Z-4204

Philip Connell

66 Temple Street, West Roxbury

near Tarleton Road

One-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: to change occupancy from plumbing shop and laundry to  
storage of sound equipment and office.

Violation(s):

Section

Required

Proposed

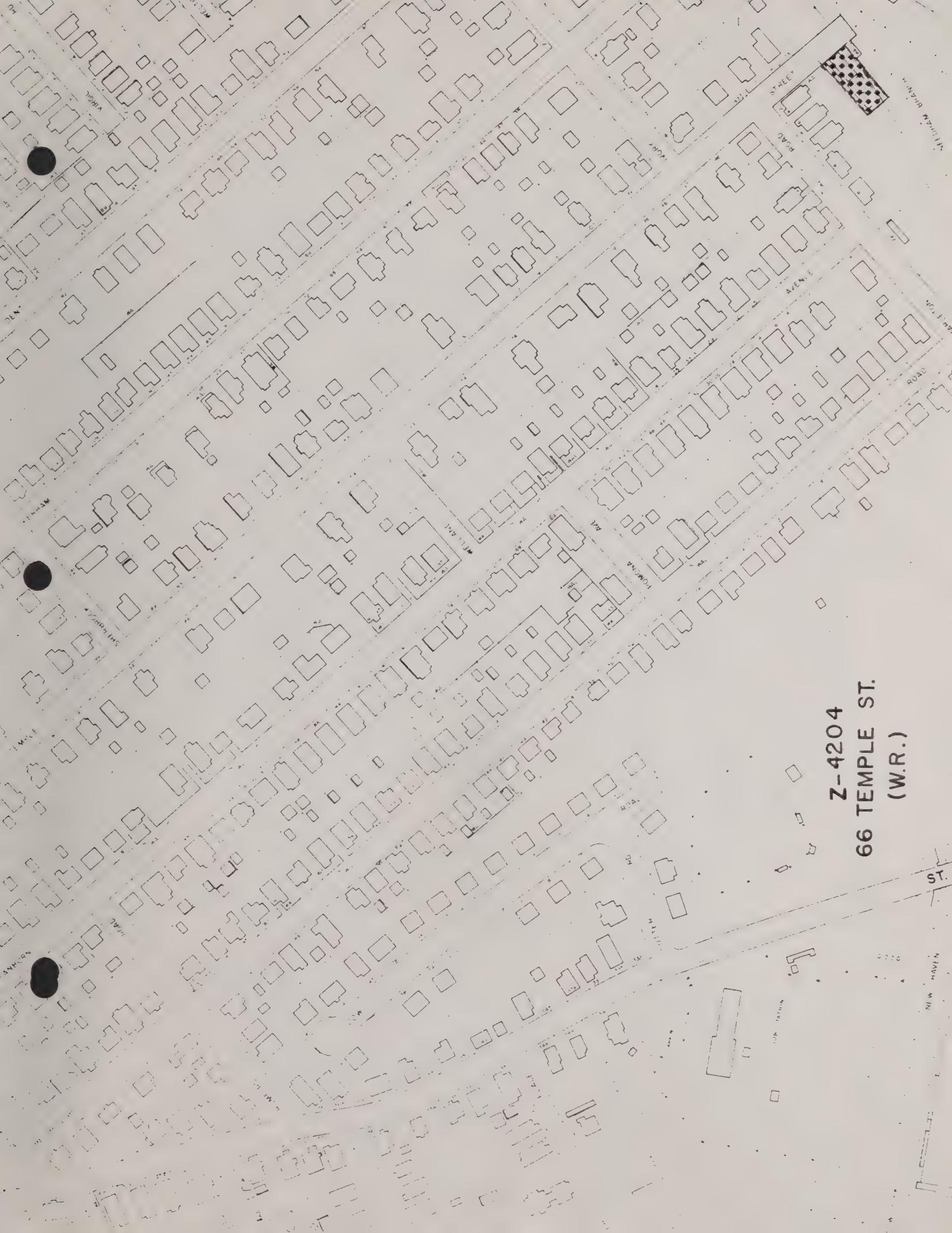
9-2. A change in a nonconforming use requires  
Board of Appeal hearing.

Storage occupancy will be more compatible than former laundry and  
plumbing uses. Recommend approval.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-4204, brought by Philip Connell, 66 Temple  
Street, West Roxbury, for a change in a nonconforming use for a  
change of occupancy from plumbing shop and laundry to storage of  
sound equipment and office in a single-family (S-.5) district, the  
Boston Redevelopment Authority recommends denial.

Z-4204  
66 TEMPLE ST.  
(W.R.)



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4205

Southeastern Painting Co., Inc.  
210 North Harvard Street, Allston  
at Bertram Street

One-story masonry structure

District(s): apartment \_\_\_\_\_  
residential R-.5 \_\_\_\_\_  
single family \_\_\_\_\_ general business \_\_\_\_\_  
local business \_\_\_\_\_ industrial \_\_\_\_\_  
waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: to change occupancy from office and warehouse to office  
and wholesale bakery.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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9-2. A change in a nonconforming use requires  
Board of Appeal hearing.

Immediate area is residential-commercial. Community supports proposal  
with delivery and parking conditions. Recommend approval with provisos.

VOTED: In reference to Petition Z-4205, brought by  
Southeastern Painting Co., Inc., 210 North  
Harvard Street, Allston, for a change in a  
nonconforming use for a change of occupancy  
from office and warehouse to office and  
wholesale bakery in a residential (R-.5)  
district, the Boston Redevelopment Authority  
recommends approval with the following pro-  
visos: that delivery and service vehicles  
use Travis and Bertram Streets exclusively;  
that off-street parking be provided for all  
employees.

WILLIAM E SMITH

Z-4205  
PLAYGROUND

210 NORTH HARVARD ST.  
(BRI.)



Board of Appeal Referrals 7/20/78

Hearing: 8/29/78

Z-4206

Mary Damiano

91 Ashley Street, East Boston

near Boardman Street

2½-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from two- to three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 District.		
14-2. Lot area is insufficient.	8,000 sf	5,818 sf

Petition would legalize a small apartment existing for many years. Little Cith Hall has no opposition. Recommend approval.

VOTED: In reference to Petition Z-4206, brought by Mary Damiano, 91 Ashley Street, East Boston, for a forbidden use and a variance for a change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Condition has existed for many years. No negative impact.



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4207

Lewis A. Moorhouse  
402 Columbus Avenue, Boston  
near West Canton Street

Four-story structure

District(s): apartment H-3 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to legalize occupancy for lodging house (eight lodgers)  
and one apartment.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Lodging house is conditional in an H-3  
district.

Building has been vacant for several years. Proliferation of lodging  
house use in the immediate community is both inappropriate and undesir-  
able. Community is strongly opposed. Recommend denial.

VOTED: In reference to Petition Z-4207, brought by  
Lewis A. Moorhouse, 402 Columbus Avenue,  
Boston, for a conditional use to legalize  
occupancy for lodging house and one apartment  
in an apartment (H-3) district, the Boston  
Redevelopment Authority recommends denial.  
Proliferation of lodging house use in the  
immediate community is both inappropriate and  
undesirable. Community is strongly opposed.

Z-4207  
402 COLUMBUS AVE.  
(B.P.)



Board of Appeal Referrals 7/20/78

Hearing: 8/29/78

Z-4209

Winter Street Building Trust  
8 Winter Street, Boston  
at Washington Street

Twelve-story structure

District(s): apartment \_\_\_\_\_ general business B-10 industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to install double-faced illuminated sign and temperature  
sign at third floor.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
11-2. The use which the sign will advertise does not occupy at least eighteen feet of sign frontage.		
11-2. Top of sign attached at right angles to a building may not extend above sills of first level of windows above first story.		

Sign, indentifying I. J. Fox retail fur outlet, is totally inappropriate and contrary to proposed City of Boston environmental improvements on Winter Street. Recommend denial.

VOTED: In reference to Petition Z-4209, brought by Winter Street Building Trust, 8 Winter Street, Boston, for a conditional use to install two signs in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. Sign is totally inappropriate and contrary to proposed City of Boston environmental improvements on Winter Street.



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4211

Geoffrey P. Morris (prospective purchaser)  
811 East Broadway, South Boston  
near M Street

Three-story masonry row structure

District(s): apartment H-1-50 general business \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ industrial \_\_\_\_\_  
single family \_\_\_\_\_ waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: to change occupancy from one-family dwelling to three  
apartments.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Any dwelling converted for more families which does not meet the requirement for lot area is forbidden in an H-1-50 district.		
14-2. Lot area is insufficient.	7,000 sf	2,750 sf

Petitioner proposes extensive interior repair to this historic bow front  
structure opposite Independence Square and will occupy a unit. Community  
groups and abutters have expressed support. Recommend approval.

VOTED: In reference to Petition Z-4211, brought by  
Geoffrey P. Morris, 811 East Broadway, South  
Boston, for a forbidden use and a variance  
for a change of occupancy from one-family  
dwelling to three apartments in an apartment  
(H-1-50) district, the Boston Redevelopment  
Authority recommends approval. Proposal is  
consistent with and will enhance this resi-  
dential neighborhood.



Board of Appeal Referrals 7/20/78

Hearing:

Z-4213

Roman Catholic Archdiocese of Boston  
330 Market Street, Brighton  
at Sparhawk Street

3½-story masonry structure

District(s): apartment R-.5 general business \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ industrial \_\_\_\_\_  
single family \_\_\_\_\_ waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: to change occupancy from convent to convent and mental health clinic.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Mental health clinic is forbidden in an R-.5 district.		

Portion of St. Columbkille's convent building would be used for Allston-Brighton mental health clinic. Strong community support. Recommend approval.

VOTED: In reference to Petition Z-4213, brought by Roman Catholic Archdiocese of Boston, for a forbidden use for a change of occupancy from convent to convent and mental health clinic in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. There would be no adverse impact on this mixed use area. Community supports proposal.

Z-4213

330 MARKET ST.  
(BRI.)



Board of Appeal Referrals 7/20/78

Hearing: 8/22/78

Z-4226

Public Facilities Department (lessee)  
Badminton and Tennis Club  
52 Hemenway Street, Boston  
at Norway Street

Three-story masonry structure

District(s): apartment H-3 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy to stabling of horses and tennis club.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Stabling of horses is forbidden in an H-3 district.		

Tennis club is existing. Approximately 18-20 police horses will be stabled in conjunction with Mayor's expanded mounted police patrol. FenPAC voted support. Recommend approval.

VOTED: In reference to Petition Z-4226, brought by Public Facilities Department and Badminton and Tennis Club, 52 Hemenway Street, Boston, for a forbidden use for a change of occupancy to stabling of horses and tennis club in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Proposal will help in effecting Mayor's expanded mounted police patrol program. FenPAC has voted support.

52 HEMENWAY ST.  
(B.P.)

四七二九

MENWA  
(B.P.)

Board of Appeal Referrals 7/20/78

Hearing: 8/15/78

Z-4227

Johnson Woodworking Company  
33 Morell Street, West Roxbury  
near Laurie Avenue

One-story masonry structure

District(s): apartment \_\_\_\_\_  
residential \_\_\_\_\_  
single family S-.5 general business \_\_\_\_\_  
local business \_\_\_\_\_  
manufacturing \_\_\_\_\_  
industrial \_\_\_\_\_  
waterfront \_\_\_\_\_

Purpose: to erect one-story addition to woodworking shop.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
9-1. Extension of a nonconforming use requires Board of Appeal approval.		
14-2. Lot area is insufficient.	34,000 sf	20,800 sf
18-1. Front yard is insufficient.	30 ft.	9 ft.
20-1. Rear yard is insufficient.	50 ft.	24 ft.
23-4. Off-street parking is insufficient.	20 spaces	0

Proposed addition (60 ft. by 98 ft.) is inappropriate and excessive, doubling present building capacity and eliminating off-street parking.  
Recommend denial.

VOTED: In reference to Petition Z-4227, brought by Johnson Woodworking Company, 33 Morell Street, West Roxbury, for extension of a nonconforming use and four variances to erect a one-story addition to a woodworking shop in a single-family (S-.5) district, Boston Redevelopment Authority recommends denial. Proposed addition is inappropriate and excessive, doubling present building capacity and eliminating off-street parking.



Z-4227  
33 MORRELL ST  
(W.R.)

MEMORANDUM

July 27, 1978 - tabled  
August 3, 1978 - resubmitted

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Kane Simonian, Secretary  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 8/15/78

Z-4203

Paul J. Saunders Post #383  
456 West Fourth Street and  
119-123 Dorchester Street, South Boston

Two-story masonry structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business L-1 waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from firehouse (Boston Fire Department)  
to American Legion Post.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. A private club is conditional in an L-1  
district.

Facility would provide space for club activities, youth-oriented programs,  
and elderly rest area. Community groups favor proposal. Recommend  
approval.

VOTED: In reference to Petition Z-4203, brought by  
Paul J. Saunders Post #383, 456 West Fourth  
Street and 119-123 Dorchester Street, South  
Boston, for a conditional use for a change  
of occupancy from firehouse to American  
Legion Post in a local business (L-1) dis-  
trict, the Boston Redevelopment Authority  
recommends approval. Facility will provide  
youth-oriented programs and elderly rest  
area. Community groups favor proposal.

Z-4203  
456 WEST FOURTH ST.  
123 DORCHESTER (S.B.)  
WEST

